

Region: 6

INFRA or Forest Site ID 70011

Site Name

Forest: Ochoco

District: Lookout Mountain

Cold Springs Guard Station

Site Type: Cabin/Lookout



REA Fee Type

Expanded Amenity

Change Summary

Action Requested:

Fee Increase

Proposed Fee:

\$75.00

Start Date:

5/20/2008

Expected Annual
Occupancy (%)

90

Additional Fee Structure:

Current Situation

Date of Last Fee
Increase:

5/20/1996

Current Fee

\$50

Current Annual
Occupancy (%)

90

Additional Fee Structure:

Financial Information

Annual O&M:

\$13,671

Deferred
Maint. Backlog

\$660

Start-Up Costs

\$0

Current Revenue:

\$6,250

Predicted Revenue:

\$9,375

Difference in
revenue
associated with fee
change:

\$3,125

Planned Accomplishments

- ☐ Increase Hours of Operation
- ☒ Improve facilities / Services
- ☒ Reduce Deferred Maintenance
- ☒ Maintain Site to Standard

Planned Accomplishments and
Methods for Informing the Public:

The increased revenue will be used to better ensure that health and safety standards are being met and to provide a higher quality recreation experience. Some planned accomplishments include: painting the interior walls and floors and exterior structures, as needed; treating the deck and better securing the deck planks and railings; replacing the old plumbing under the cabin; replacing the yard fence; regularly cleaning and checking the rental cabin after change in visitors; promptly responding to and fixing problems during operating season.

Reason for Changing Fee

Cold Springs Guard Station is among the national top ten for most rented out cabins. In order to ensure that health and safety standards are being met, more Forest Service presence is needed in between visitors to clean and fix any problems.

- ☐ Align fee to local market
- ☒ Inflationary Increase
- ☒ Outcome of RSFMP Process
- ☒ Increase / Improve Service
- ☐ Add Amenity

Level of Complexity:

Low Complexity

Results of Not Implementing Fee Change

Currently, we cannot assure that the health and safety standards are being met completely due to lack of revenue and lack of presence at the guard station in between renters. Degradation of the historic guard station and lower quality recreation experiences would be results of not increasing the fee because the facility could not be maintained to the meet the high recreation demand.

- ☒ Reduce Season or Service
- ☐ Eliminate Season or Service
- ☐ Decommission Site
- ☐ Close Site

Public Participation

Have the following tasks been accomplished? ☒ Yes

New Fee Minimum Tasks

- Six months advance notice in Federal Register
- Announcement in local media
- Announcements near or in site where fee will be implemented
- Briefing with federal legislators (per WO direction)
- Give people an opportunity to review project plans (if completed) (from Interagency Federal Register Notice)

Fee Change Minimum Tasks

- Announcement in local media
- Announcements near or in site where fee will be implemented
- Briefing with federal legislators (per WO direction)

Other Public Participation Tasks

An announcement informing visitors about the fee increase proposal was posted at Cold Springs Guard Station last season May through October. The proposal is listed on the Ochoco National Forest website. A press release was published in the local newspaper and another one will soon be published.

Public Participation Results

Very little feedback was received regarding the fee increase proposal. One letter received stated that the fee increase would be supported if there was improved maintenance and upkeep of the building.

Brief Description of Project Area

Cold Springs Guard Station rests in a serene corner of the dry meadow ecology near Big Summit Prairie. It served a special role as a switchboard station connecting phone calls between Prineville and Paulina, as well as various fire lookouts and guard stations. Old growth ponderosa pines and sagebrush meadows are unique to the setting. The diverse habitat supports a variety of watchable wildlife including antelope, deer, elk, geese, and sandhill cranes. In late spring and early summer, the prairie and surrounding forest is resplendent with wildflowers. Hiking mountain biking, and fishing can be enjoyed in the vicinity.

Cold Springs is equipped with two bathrooms (one with shower, one with tub), kitchen, living room, and three bedrooms. Lights, cookstove, heat, and hotwater are all propane operated. It also has solar lights and solar fridge. Drinking water is available in the building. Propane, basic kitchen utensils, cleaning supplies, beds and some furniture are provided. Cabin will sleep 6-8 people.